

Before the Board of Zoning Adjustment, D.C.

PUBLIC HEARING -- September 14, 1966

Appeal No. 8918 James Stephenson, appellant.

The Zoning Administrator of the District of Columbia, appellee.

On motion duly made, seconded and unanimously carried, the following Order was entered at the meeting of the Board on September 20, 1966.

EFFECTIVE DATE OF ORDER -- Nov. 25, 1966

ORDERED:

That the appeal for permission to enlarge an existing gasoline service station at 2510 Pennsylvania Avenue, SE., lot 806, square 5553, granted, subject to the provisions and conditions of this Order.

From the record and evidence presented in this case, the Board finds the following facts:

- (1) The subject property is located in a C-2 District.
- (2) Appellant presently operates a gasoline service station on the subject property.
- (3) Lot 806 has a frontage on Pennsylvania Avenue of 100 feet and a depth of 120 feet for an area of 12,000 square feet.
- (4) Appellant proposes to raze the existing two-bay service station building and to modernize and relocate the service station to include a three bay building as shown on the plans filed in this case (Exhibit No. 14).
- (5) Under the proposed plans, as approved by this Board, no part of the station is located within 25 feet of a residential district.
- (6) The Director, Department of Vehicles and Traffic, has no objection to the granting of this appeal.

OPINION:

We are of the opinion that the granting of this appeal as shown by the plans on file will not create dangerous or other objectionable traffic conditions. Additionally, the Board is of the opinion that the granting of this appeal is in harmony with the general purpose and intent of the Zoning Regulations and Map and will not tend to adversely affect the use of neighboring property.

This Order shall be subject to the following condition:

- (a) A six (6) foot brick wall shall be erected at the rear of the station property to protect the adjacent R-5-A District.
- (b) No driveway or entrance to the station shall be closer than 25 feet to a street intersection as measured from the intersection of the curb lines extended and no such entrance shall be located within 25 feet of any residential district.
- (c) All grease pits or hoists hereafter constructed or established as part of this use shall be within a building.